



The Hyde, SG12 0EU  
Ware









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Kings Group are delighted to bring to market this TWO BEDROOM mid terrace HOUSE FOR SALE situated in Ware.

The property is comprised of one double bedroom with a built in wardrobe and a great size single bedroom and a good size lounge. The practical kitchen is accompanied with enough space to form a dining area. Additionally, the bathroom is a great size which is complemented with a bath/shower. Adding to the convenience, an allocated parking space ensures hassle-free parking for residents and guests.

Conveniently located near local train stations, including Ware Station (1.08 miles away), commuting to neighboring towns or London is effortless, offering residents easy access to urban amenities and employment opportunities. Major roadways such as the A10 and M25 are also within easy reach, facilitating travel by car to nearby destinations.

Situated near the property, there is an array of reputable schools offers quality education within easy reach. South Fawley Infant School, Sacred Heart Catholic Primary School, and St. Catherine's C of E Primary School provide nurturing environments for younger learners, all within a 10-minute drive. For secondary education, options include Chauncy School and Presdales School, within a 15-minute radius.

Ware is also renowned for its historic charm, with landmarks such as Ware Priory, Scott's Grotto, and the River Lea Navigation providing glimpses into the town's rich heritage. Cultural attractions, including art galleries, theaters, and museums, offer opportunities for enrichment and entertainment.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links an

## £350,000



- **TWO BEDROOM MID TERRACE HOUSE**

- **CHAIN FREE**

- **ALLOCATED PARKING**

- **CATCHMENT AREA FOR GREAT PRIMARY AND SECONDARY SCHOOLS**

- **1.2 MILES FROM WARE TWON CENTRE**

**Entrance Hall 3'9 x 4'6 (1.14m x 1.37m)**

**Lounge 12'4 x 13'3 (3.76m x 4.04m)**

Double glazed window at front aspect, Double radiator, Lino flooring, Coved ceilings, Phone point, TV aerial point, Power points

**Kitchen 9'89 x 13'3 (2.74m x 4.04m)**

Double glazed window at rear aspect, Laminate flooring, Tiled splash backs, Gas hob, Hood extractor fan, Drainer unit, Integrated dishwasher, Integrated fridge, Integrated washing machine, Coved ceiling, Rear door.

**Bathroom 7'1 x 6'3 (2.16m x 1.91m)**

Double glazed window at rear aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Wash basin with vanity unit under, Coved ceilings.

**Bedroom One 8'8 x 12'1 (2.64m x 3.68m )**

Double glazed bay window at front aspect, Single radiator, Carpeted flooring, Built-in wardrobes, Power points, Coved ceilings.

**Bedroom Two 10 x 6'7 (3.05m x 2.01m)**

Double glazed window at rear aspect, Single radiator, Coved ceiling, Power points

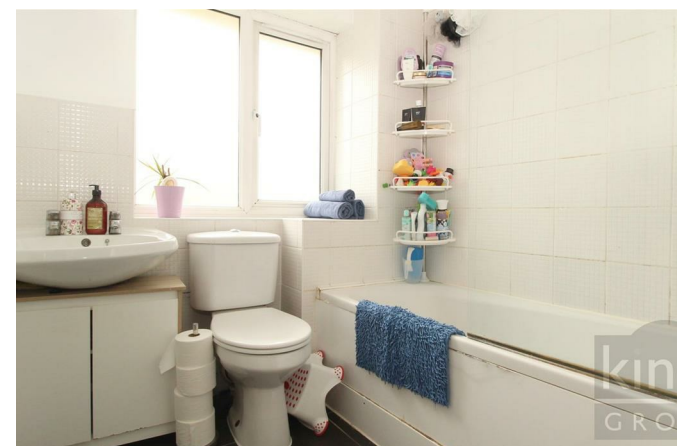
- **FREEHOLD**

- **BUILT IN WARDROBES IN BEDROOM ONE**

- **SPACIOUS REAR GARDEN**

- **1.08 MILES FROM WARE TRAIN STATION**

- **COUNCIL TAX BAND D**







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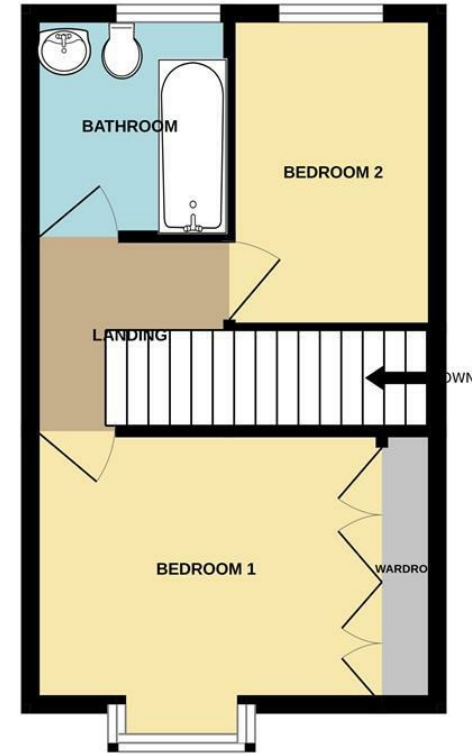
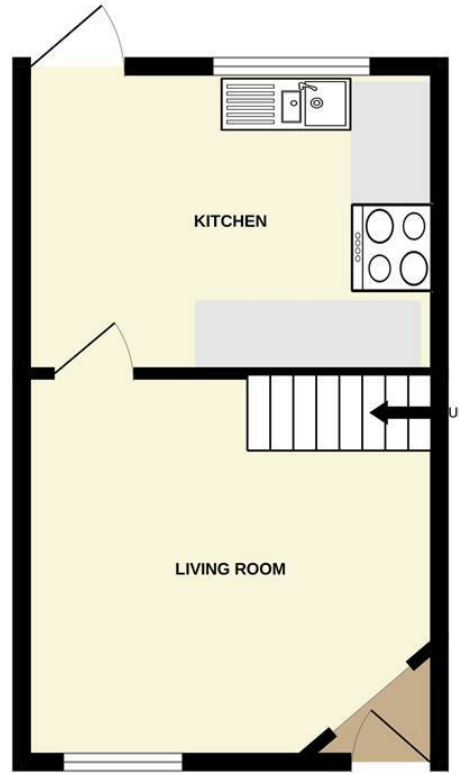




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

GROUND FLOOR  
27.2 sq.m. (293 sq.ft.) approx.

1ST FLOOR  
26.8 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA : 53.9 sq.m. (581 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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